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CAMBRIDGE COURT

142 to 146 West 49th St.

HIGH CLASS PERMANENT AND TRANSIENT HOTEL

Special Dinner Sunday and New Year's Day.

Tables Ordered by 'Phone 3147 Bryant.

A few choice Apartments still

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Madison Av. and 92d St. SUITES OF ONE TO SIX ROOMS. LOCATION UNSURPASSED. Crest of Carnegie Hill. Quiet, Comfort, Refinement. This house is celebrated for its cuisine. Rates worth knowing about.
UNDER NEW MANAGEMENT

THE BRAYTON

62 Madison Ave., Cor. 27th St. One square from Subway Station and Broadway. New high-class private apartment hotel. Handsomely and comfortably furnished 1, 2, 3, Frooms—4 rooms have two baths.

Away from the noise of the cars-

To rent for season or year.

M. B. TUCKER, Prop.

HOTEL,

JUST OFF BROADWAY, ON WEST 47TH ST.

Absolutely Fireproof. RESTAURANT SERVICE AT POPULAR PRICES.

Unsurpassed Apartments. 324 rooms with baths. Suites of one, two and three rooms. Strictly high class family hotel. Moderate rates. Office suite on ground floor for lease.

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STRICTLY FIREPROOF.

Transient and Permanent Apartment Hotel.

UNDER NEW MANAGEMENT.

Every Room with Private Bath \$1.50 PER DAY AND UPWARD. Restaurant a la Carte. Club Breakfast. Our Special Table d'Hote, 6 to 8 P. M.,

at 50 Cts., Unsurpassed. W. H. GROSSCUP, Prop.

BARSTOW

17-19 East 27th Street

Home-like.

A few unfurnished Rooms and bath, \$45.

> Restaurant a la Carte. Apply on premises

HOTEL ARLINGTON

18-20 West 25th St.

Two Apartments to Rent Unfurnished

Delightful Furnished Apartments of One, Two or Three Rooms and Bath, on Lease or Transiently

> Restaurant a la Carte T. E. TOLSON

Manager

Hotel Endicott

Columbus Ave., 81st to 82d St. "L' R. R. Station at the Door.

New Amsterdam

Hotel

FOURTH AVE. AND 21ST STREET

EUROPEAN' PLAN

Rooms \$1.00 and up

Rooms with bath \$2.00 and up

Convenient to Automobile Exhibition

EDWARD COYNE & CO.

THE BEST TABLE D'HOTE DINNER FOR \$1.00 ON SUNDAY AND ON NEW YEAR'S DAY.

MUSIC===

Hear New Year's Chimes At ST. DENIS HOTEL, Broadway and 11th St.

Park Avenue Hotel. Park (Fourth) Ave., 32d and 33d Sts. THE PARK AVENUE is a thoroughly modern FIREPROOF hotel.

QUEEN OLIVES.

liberally conducted, replete with all the latest improvements and hotel appliances. Every room has direc outside light, free air and sunshine Rooms can be engaged singly, with bath, or en suite.
TELEPHONE SERVICE IN

EVERY ROOM. reached for one fare by electric cars from all railroad stations, ferries and steamship piers. Within easy access of the great shopping district, theatres and all places of amusement and interest

SUBWAY STATION IN FRONT OF HOTEL.
First-Class Accommodations at Moderate Prices. Cuisine and Service Unsurpassed REED & BARNETT, Proprietors.

NO EXTRA CHARGE FOR IT.

Advertisements for The Sun and Evening S may be left at any American District Messenge Office in the city

HOTEL HAMILTON

CELERY.

HOTEL NORMANDIE

Broadway and 38th St.

TABLE D'HOTE DINNER, \$1.

Table d'Hote daily.—Music. 12 to 2:15 and 5:30 to 8:30. 'Quality and the joy of living.'

NEW TEAR'S MENU.
MONDAY, JAN. 1ST.
CA PE CODS.
RADISHES.
CONSOMME PRINTANIER ROYALE.
CREAM OF CHICKEN A LA REINE.

DOILED KENNEBEC SALMON, CAPER SAUCE.
POTATOES PARISIENNE.
FILET OF FLOUNDER AU GRATIN.

SWEETBREADS BRAISE A LA BIJOU. LAMB CHOPS SAUTE A LA ROBINSON

ROAST PHILADELPHIA CAPON, STUFFED, CURRANT JELLT.
ROAST RIBS OF PRIME BEEF, DISH GRAVY.
MACARON ITALIENNE.
MASHED AND BOILED POTATOES.
ROMAN PUNCH.
READ SAUCE AND G

ROMAN PUNCH.

ROMAN PUNCH.

BREAD SAUCE AND CRESSON.

HEARTS OF LETTUCE.

BRANDY AND HARD SAUCE.

GREEN APPLE PIE.

NEAPOLITAN ICE CREAM.

ROQUEFORT CHEESE.

BON BONS WITH FAVORS (CHAPEAU ROUGE).

HAVE YOUR TABLES RESERVED NOW.

'Phone 6710-38.

SPECIAL CLUB BREAKFASTS from 30c. up.
Tables reserved for Watch Night Parties.

Rooms \$1.50 per day and upward.

ELMER E. ALMY, Proprie

132 West 45th St., near Broadway STRICTLY FIREPROOF.

For Permanent and Transient Guests.

Room, with bath, \$1.50 per day and upward. Parlor, bedroom and bath, \$3.50 per day and upward. Restaurant a la carte and table d'hote. THOS. PARKES, Mgr.

REAL ESTATE WANTED. WANTED TO LEASE-Loft, or small factory building, four to six thousand square feet. Must have good light. Address J. S., box 121 Sun office. WANTED-Lots Morris Park, Woodhaven, Rich mond Hill, Dunton. Particulars, price, diagrams JONES, 189 Montague St., Brooklyn.

Other advertisements under these classifications will be found in Main Sheet,

MAKING ARTIFICIAL LIMBS.

Scerets of the Trade-Persons Who Carry Around Different Sets.

From the Shoe Retailer "Oh, yes, indeed, they come pretty high,"

said the artificial leg maker. "It is a beauty, though, isn't it? I venture to say there ain't another one in Philadelphia like it, on or off, and it's as light as a feather, too."
With these words the creator of artificial limbs flourished a leg in the air. He was fat and smiling, and he spoke with an indistinguishable foreign accent, and every once in a while his face beamed with enrhusiasm. "They all come to Philadelphia for them, too," he continued. "We've customers from all over Europe, Asia and Africa. There are lots of leg makers in the city-at least they

call themselves such, but some of them are The august Philadelphia leg maker, purveyor to kings, queens and Government officials, took a little time to show the specimens around the room. They were fat and thin, long and short, graceful and otherwise. Some of them were huddled in corners, accumulating the dust of ages; others hung aloft on racks, so light and airy that they were wafted to and fro in the breeze.

"You see," continued the leg maker, "we know how to do things now. We've got the

quick?" he asked. "I've come through a tough fight," he went on. "You know I always travel with a bunch of legs and coming up this way from New Orleans the Pullman car was burned and all four of my legs were lost I only saved the one I had on and now you've got to get to work to make another set for me quick." With an air of languor and ease the big man stood to have himself meas-

"Do you know who he is?" questioned he of the leg trade, after the ponderous man had gone. "Well, he is the son of one of the richest women in the United States. He lost his leg through disease, and he always comes to Philadelphia to have his sets made. Plain, ordinary boxes do for most people to cart their legs around in but he's got fine leather cases with his name engraved upon them. "Do many of them go into it on such a

"Heaps of them." he replied, laconically "Some of them can do anything with 'em-There's one young man in this city who bethe best dancer of Irish jigs in the town He was a good dancer before he lost his leg, and he's all right yet. No; we have no lad attendants. We ought to have, though. What's the reason? Oh, because there is not one woman in Philadelphia that I can find who knows the trade. Pity, too, because there's money in it. A good leg maker ought

"There are six or seven men in public life well known, who wear artificial limbs. None but their intimate friends and families know it, however. One young lady in Philadelphia who led a number of dances last winter has an artificial leg. It is easy to waltz with one

"Oh, yes, artifical leg making is the thing

From the Cleveland Leader.

His two earlier wives have become good

GEORGE R. JONES, PROP.

HOTEL

WELLINGTON, 56th St. and 7th Ave.

Absolutely fireproof; every modern 300 ROOMS. 200 BATHS. Accessible to Subway, Elevated and Surface Lines, Theatres and Clubs.

Bath \$2.00

Stagle \$1.50

J. F. CHAMPLIN.

OCEAN HOUSE.

New and Most Attractive and

Transient, \$2.00 upward.

Rhinelander 12 FIFTH AVENUE Near 8th St.

A desirable suite is now

unengaged.

Restaurant a la Carte

FRANK GERATY - - - Manager

It will be seen that some 50 per cent. of all the money invested in new buildings in the four principal boroughs went into tenement houses. Tenement houses also tenement houses. Tenement houses also constituted a large proportion of the improved realty dealt in during the past twelvementh. While it is true that the

appears to have reached unwarranted pro-portions. Builders are providing new houses in the residence districts to accommodate an annual addition of about 250,000 tenants. The actual growth of population, however, is 125,000. The speculation in the older tenement sections is as keen as if no decentralization of populaion were to be expected from the opening f a vast system of suburban transportation. On the other hand, the speculation n outlying land is conducted on a scale hat must prove ruinous unless an extensive decentralizing movement promptly

as to how much longer the tenement boom will continue is becoming a matter of increasing concern. The answer must depend largely upon the attitude of the big lending institutions. A real estate boom, like a stock market boom, cannot maintain itself without liberal support from the leading fiduciary institutions. It is interesting to note that these have in the past six months sharply contracted their mortage investments. The total amount mortage investments. The total amount of the loans made by banks, trust com-

SEVENTY-THIRI) STREET.—Henry G. Silleck, Jr., has sold to D. L. Arnstein No. 9 West Seventy-third street, a five and a half story American basement dwelling, on lot 20x102.2.

lot 25x100.11.

ST. NICHOLAS AVENUE.—Slawson & Hobbs have sold for Donald Robertson the five story apartment house, with stores, at the southeast corner of St. Nicholas avenue and 171st street.

AMSTERDAM AVENUE.—Slawson & Hobbs have sold for Josephine Lederer the five story flat at No. 349 Amsterdam avenue, on lot 25x100.

on lot 25x100.

ST. NICHOLAS AVENUE.—H. C. Senior & Co. have sold for Harry and Eugene Block the five story flat at No. 169 St. Nicholas avenue, on plot 31.8x140x irregular, to Nathan and Leon Hirsch. FIFTY-SIXTH STREET.—Abram Bachrach has bought Nos. 411 to 421 East Fifty-sixth street, six three story dwellings, on plot 120x98.4.

120x98.4.

FIFTY-SECOND STREET.—M. R. Springer has sold for Julia Moore No 527 West Fifty-second street, a five story tenement, with stores on lot 25x100 5.

NINTH AVENUE.—Max Marx has resold to Joshua Mayer No. 458 Ninth avenue, a five story triple flat, with store, on lot 24.8x100.

third street, a five story double flat, on lot 25x100.5. NXTH STREET.—Rubinger, Klinger & Co. have sold for Reich & Rottenberg the five story tenement at No. 331 East Sixth street, on lot 25x93.11.

at Nos. 353 and 355 East Third street, 42x96.
GOUVERNEUR STREET.—Louis Kovner has
resold No. 47 Gouverneur street, a five
story tenement, on lot 17x64.4, to Levin
Bros., who have resold it to Louis Vinuvuy.
WESTCHESTER AVENUE.—Richard Dickson and A. M. Baumann have sold for John
C. Heintz and John Riegelman the block
bounded by Westchester, Lyon. Grace

TRINITY AVENUE. F. R. Wood & Co. have sold a lot on the east side of Trinity avenue, 250 feet north of 161st street. WEBSTER AVENUE.—E. J. Kehoe has sold for P. W. Vallely to William Hyam the lot, 25x127, on the east side of Webster avenue, 575 feet north of Woodlawn road.

BROOK AVENUE. The A B C Realty Company has bought No. 296 Brook avenue, a lot 26 6x120.

WASHINGTON AVENUE. -Charles W. Lifschitz has sold for A. Goldberger No. 1572 Washington avenue, a five story double flat 20 5x68.

Miscellaneous

ection.

Louis Bernstein is the buyer of No. 2809 ind 2901 Eighth ayenue, sold recently by the derimann Reality Company. Arnold & Byrnevere the brokers.

The McKnight Reality Company has sold

18.2x99.11.
TWENTY-SEVENTH STREET.—The North-western Realty Company has resold No. 325 to 331 West Twenty-seventh street, two six story flats, on plot 106.6x98.9, to the Hermitage Company. Hermitage Company.
WENTY-FIFTH STREET.—The North-western Realty Company has resold to a Mr. Siegel Nos. 350 and 352 West Twenty-fifth street, a six story flat, with stores, on plot 56x88.9.

MADISON AVENUE.—Horowitz & Lefko-witz have sold the northeast corner of Madison avenue and 102d street, a six story new law apartment house, on plot

50:TH STREET, Duff & Brown have sold for Mary F. Mackey No. 417 West 150th street, a five story double flat, on lot 23,799.1

street.

LENOX AVENUE. -Lewis B. Crane has sold for S. Elkin Nos. 557 and 559 Lenox avenue, two five story double flats, with stores, on plot 50x75.

avenue, a five story tenement, on lot 25x8s.

102D STREET.—Philip Walcoff has bought the
two six story flats, each 37.6x100, in course
of construction on the south side of 102d
street 100 feet west of First avenue.

FIFTY-THIRD STREET.—Charles Efros
and Louis Ehrlich have sold for a client
No. 323 and 325 East Fifty-third street,
old buildings, on plot 43x100.5. has sold for Mrs. Sophie Wogram No. 330
East Fifty-first street, a three story dwelling, 18 x100.5, to George W. Reeves of Mount Vernon.

Mount Vernon.

TWENTY-EIGHTH STREET.—M. Kahn & Co., have sold the plot, 75x98.9, on the north side of Twenty-eighth street. 100 feet east of Third avenue, to Golding & Hillman.

FORTY-FOURTH STREET.—Kaskel, Bruder & Hahn have sold to Weil & Mayer the five story tenement at No. 527 West Forty-fourth street, on lot 25x100.5; also to Sadle Roth No. 522 West Forty-fourth street, a five story tenement, on lot 25x100.5; reet, a five story tenement, on lot 25x100.5; FORTY-THIRD STREET.—Kaskel, Bruder & Hahn have bought No. 339 West Forty-third street, a five story double flat, on

and Parker avenues, Westchester. The parcel contains about forty lots. The buyer will improve. buyer will improve.

BAINBRIDGE AVENUE.-E. J. Kehoe has sold for Mrs. Jeannie Leggat to Frederick and Philip Stubenvol the plot, 160x244, at the corner of Bainbridge avenue and 197th street, running through to Briggs avenue.

197TH STREET.—E. J. Kehoe has sold for Authory Smyth to M. J. Gileran the plot, 60x115, on the south side of 197th street, opposite Pond place.

James N. Butterly and Bartholomew A. reene, president and secretary of the Realty rotective Company, are the buyers of the attent and Johnson lots in the Dyckman.

The McKnight Realty Company has sold for Jordan Wright eleven acres at Broadway, Flushing; also for Frank S. Howells six acres adjoining the above; also for John C. Stuart a plot on Cochrane avenue, Bay Side, L. I., comprising four acres and house, and for Dayid L. Van Nostrand, two houses and lots Crocheron avenue, Bay Side. Pease A Elliman were the brokers in the le of Nos. 138 and 141 East Seventy-fourth reet for Josephine Lazarus. Robert H. E.

ott is the buyer. ichard Dickson has sold for Walter W. ylor a plot of twenty acres fronting on usico road, near Tarrytown road, White Hichard Dickson has sold for Walter W. Taylor a plot of twenty acres fronting on Kensico road, near Tarrytown road, White Plains.

William Stonebridge has leased for John N. Rothenberg the two story frame dwelling at No. 2144 Hughes avenue.

The McNilty and Fitzgerald Company reports the following sales through its Jamaica branch: James C. Hendrickson, farm, 172 acres, at Queens: A. Krommenacher, farm, 100 acres, at Queens: A. Krommenacher, farm, 100 acres, at Queens: A. M. Higbie, farm, 38 acres, at Springfield; Smith Van Brunt, farm, 40 acres, at Jamaica South; Interstate Park, property of M. Hartley Dodge and George W. Jenkins, 16 acres, at Hollis; Hyatt farm, 50 acres, at Mineola; Joseph Rose, farm, 120 acres, at Hempstead; Caspar Burkhart, farm, 80 acres, at Mineola; David Kriisher, farm, 32 acres, at Washington Sauare; Jeanette E. Hall, farm, 40 acres, at Norwood; Burtis farm, 20 acres, at Norwood; Peter Kinsey, farm, 49 acres, at Rosedale; Ellen Kinsey, farm, 49 acres, at Rosedale; James Vandeveer, farm, 37 acres, at Rosedale; James Vandeveer, farm, 37 acres, at Manhasset; 300 acres at Copiague, between Amityville and Babylon, running from the Long Island Railroad to the bay, two miles frontage on the bay: Ex-Sheriff Baker's property on Fulton street, imning to Twombly place, next to Petiti's hotel, Jamaica; Llewellyn property, adjoining above; entire block on Fulton street, from Kissam place to Archer place, Jamaica; John Vandeveer, farm, 29 acres, at Queens, william D. Willet's farm, 97 acres, at Manhasset; 300 acres at Capiague, entire block on Fulton street, from Kissam place to Archer place, part to Petiti's hotel, Jamaica; Llewellyn property, adjoining above; entire block on Fulton street, from Kissam place to Archer place, stone farm, 20 acres, 20 acre

There the babies swim. "Can you imagine a quainter, a more charming sight than a host of babies, none over 2 years old, laughing and crowing and swimming like fish in pools of clear sea

little ones daily the year round.

secret all right. First they chop down the willow tree; then we cut out the legs. It takes a heap of flexible leather to put the tendons in the right place. See that spring in the ankles? That's made by the leather tendons. If you saw one on a man you could not tell the difference. Then the whole thing is covered over with fine pink enamel. Looks natural enough, don't it?" At this juncture a rap came at the door, and a big man, 6 feet 4, weighing nearly 300 pounds entered. He looked smilingly complaisant as he lighted a cigarette and shook hands with the leg maker.
"Can you do a rush order for me, double

wholesale plan?" was queried of the leg maker.

to make at least \$25 per week.

for me," concluded the leg maker. "I started out as a fine carpenter, doing up banks and public buildings, and one day I went into a place in New York to order an artifleial limit for a friend in distress. The maker was a doctor, strange to say. He sized me us and I sized him up, and in a short time was under contract to work for him. can't steal our patents, either, for it's as hat to make an artificial limb without years of maker to produce a Stradivarius.

An Arkansas City man who had fwee een divorced took his third wife to the thea-

friends, and when the couple took their souls the man looked around, and to his constitues tion saw he had his three wives in a row beside him.

THE YEAR IN REAL ESTATE. A TWELVEMONTH OF MARVEL-

LOUS BUYING AND BUILDING. The Activity Was Principally in the Resi-

of Property, and Was General Throughout the Greater City-Capital A-Plenty. The past year has been one of extraordinary activity in the various branches of the real estate market. More property has been dealt in, more capital has been expended in the construction of new buildings and more money has been invested in realty mortgages than ever before during a period of equal length. No other twelvemonth in the history of the city has

witnessed a real estate movement of such volume scope and variety. At no other time have so many important influences combined to stimulate speculation and investment in landed property. The city's commercial and manufacturing interests have been notably prosperous. Industrial expansion has created a larger demand for labor, encouraging foreign and, no doubt, also domestic immigration. The growth of trade and population has served to maintain despite an unusually extensive building campaign, the excellent renting condition which had for several

years prevailed in the older business and residence districts. supply of capital available for real estate

operations was plentiful and obtainable at moderate rates of interest. subway and the building of a comprehensive network of new transportation railways, tunnels, bridges and ferries affecting practically the whole of the metropolitan area furnished apparently unlimited opportunities for the profitable employment of capital in connection with the reconstruction of

the central and the building up of the outlying sections of the city. The process of renewing and extending the city constitutes a movement whose importance to landed interests can hardly be exaggerated. It enlists in its service a tremendous amount of speculative enterprise and enriches those who merely hold

as well as those who improve real estate. According to the State census of last June, the population of the city is increasing at the rate of not less than 125,000 a year. No means is at hand for estimating the growth of trade and manufacture. However, it is evident that a notable expansion of population implies a corresponding industrial expansion, for without the latter there would be no subsistence for a subetantial number of additional people. The city's present rate of growth may therefore be said to call for the erection each year of a town equal in size to Albany and

Auburn combined. The annual addition to the volume of industry and to the number of residents is sufficient of itself to cause an incessant extension and readjustment of the business and residence centres. Meanwhile to the effects on real estate produced by mere overflow from the existing centres is added the influence of innumerable modifications and betterments in transportation. New lines of travel are here serving to disperse and there tending to congest commerce or population. The physical progress of the city is not only rapid but follows a

multitude of currents and cross currents. Under such circumstances it is not surprising to find that the prosperity enjoyed by realty interests at the present time is unusually extensive. It leaves no important section of the city untouched. The big office buildings in the financial district are fully tenanted. The huge loft buildings in the wholesale mercantile district are occupied to their full capacity. Stores in the retail shopping district are in so great demand that when, recently, to a new location in middle Broadway it was obliged to lease a seven story building

The enlargement of commerce and in-dustry implies employment for labor and, consequently, growth of population. Every office or loft or factory building that is erected foreshadows the erection of many tenements. A modern business building dence Districts, but Affected All Kinds tenements. A modern business building frequently means employment for several thousand office clerks and factory hands. The building enterprise noted in the central parts of the city is consequently respeated on a manifold scale in the outlying regions. The capital invested in new business buildings during the past twelvemonth was near y 50 per cent, in excess of that expended for the same purpose last year. The new constructions were widely distributed. They included office buildings and banking

new constructions were widely distributed. They included office buildings and banking houses on the margin of the financial district, loft buildings on and adjacent to Fifth avenue, factories in the tenement districts of the middle East and West sides, and retail stores like Claffin's and Altman's. The bulk of the new business construction between the construction to the construction of the construction tion, however, consists of factories in the tenement districts. This circumstance helps to explain the prevailing character

ceptional real estate activity in the tenement house districts. The situation as regards residence property is an accurate reflection of the con-ditions which obtain in the business sec-

The incoming foreigners, obliged to accept the least remunerative work, herd together as much as possible within walking distance of their places of employment.

tenement house construction was followed by one of special enterprise in the building of apartment houses. For a time specula-tive capital neglected the residence dis-tricts while exploiting the financial and mercantile sections. A huge speculation in tenement houses developed next, only to give way to a boom in vacant lots. The

abandoned and buyers were more numerous

the street floor-a building which cost its owners not more than \$487,000 three years ago. The rent roll of the financial and wholesale and retail districts is steadily rising, and the districts themselves are expanding into areas formerly devoted enlargement of commerce and in-

of the city's present growth. The chief expansion of business just now is in the half dozen manufacturing industries that are the principal employers of sweatshop labor. The great demand is for cheap factory hands. Hence the unprecedented foreign immigration, coupled with exceptional real estate activity in the tene-

There is a moderate demand for high private houses and apartments, grade multifamily and individual dwellings are yielding handsome returns and figure in the brokerage news with a frequency unusual several years ago. But the dealing in the cheapest grades of housing, especially tenements, is probably larger than that in all other classes of improved property combined.

They displace older immigrants, whose better wages, more regular employments and shorter hours of work permit them to seek homes at a distance. The result to seek nomes at a distance. The result is a more or less general movement of population outward from the great central tenement house section. Everywhere in the low and middle grade residence districts, that is, the districts directly or indirectly affected by the current immigration, a speculative and investment activity in real estate is in progress which in every and estate is in progress which in extent and intensity has never before been equalled. This general prosperity on the part of landed interests is a matter of recent delanded interests is a matter of recent de-velopment. Its presence has produced an important change in the character of the trading in realty. For years the market activity consisted of a succession of special movements. Some of these involved great sums of money and affected extensive territories. Together they have, indeed, materially altered not only the appearance of the city, but the housing conditions of

of the city, but the housing conditions of the larger part of its population. To a certain extent, also, they overlapped one another. • Nevertheless, no two or more of them reached their full expansion at A period marked by special activity in tenement house construction was followed

give way to a boom in vacant lots. The lot boom itself was migratory, shifting from one locality to another.

In the course of the year now closing, however, trading took on the character of a general movement, affecting simultaneously many kinds of property and a great variety of neighborhoods. It is impossible to say whether vacant or improved realty absorbs the greater amount of capital. There was a substantial volume of dealing in business premises in the office building and in the loft building districts. Apartment houses and dwellings, as well as flats and in the loft building districts. Apartment houses and dwellings, as well as flats and tenements, were in demand. The speculation in lots ceased to be centred in any one locality. Non-professional and professional operators competed with each other for property. Prices everywhere rose, old standards of appraising were beydened and buyers were more rumarans.

The current market has had no counterpart in the last sixteen years. It is more listic and speculative in temper than for ten years, at an aggregate rental of | it has been since the great years of 1889 and |

1890, which saw the culmination of the real estate boom induced by the building of the elevated railways in Manhattan, Bronx and Brooklyn and by the opening of the Brooklyn Bridge. Then, as now, improved realty yielded handsome investment returns, vacant property was advancing in value, and the dealing in real estate was supported and shared by the general public. The chief difference between that period and the present is the greater scope and volume of the trading due to the vastly increased size of the city.

Since then, and particularly in the last five or six years, an important change has also taken place in the manner of operating in real estate, which has invested that class of property with greater mobility. Operating in realty has developed into a distinct profession, with a large body of followers devoting themselves to it ex-

Hundreds of operating companies have een incorporated, innumerable specula tive syndicates have been organized, and the ranks of individual operators have been heavily recruited. This has increased the amount of capital available for real estate speculation. People who would hesitate to risk their savings in indepen hesitate to risk their savings in independent speculation are frequently willing to associate themselves with some operator of experience in a corporation which gives them the benefit of his judgment while limiting their liabilities and protecting their contribution of capital. Title and mortgage insurance companies have widened the market for mortgage investments and attract money to New York

ments and attract money to New York realty from all over the world. Meanwhile, especially during the past year, the capital supplied or collected by year, the capital supplied or collected by local professional operators, corporate and individual, has been augmented by contributions from all sorts and conditions of people. Men of prominence bearing the names of wealthy New York families have entered into speculative syndicates, while similar syndicates have been formed in Roston Philadelphia Chicago, St. Louis in Roston Philadelphia Chicago, St. Louis in Boston, Philadelphia, Chicago, St. Louis, Rochester and elsewhere to deal in New York realty. Persons of moderate and even narrow means, shopkeepers and mechanics, as well as prominent capitalists, are buying for a rise and helping to produce a realty movement of unpre-

to produce a realty movement of unpre-cedented sweep and headway.

Some idea of the mobility of landed property resulting from the conditions described in the foregoing may be obtained from the deeds recorded in the Register's office during the last year. One would naturally think that, as the greater part of Manhattan is built over, realty in that borough would be characterized by a high degree of stability. Nevertheless, the taxable value shown by the Manhattan deeds recorded last year aggregated \$12,000.000. recorded last year aggregated \$712,000,000, the taxable value of all the real estate in the borough being \$3,820,000,000. Of course, it must not be inferred from this that one-fifth of the real estate in the borough changed hands, for a considerable proportion of the deeds represented resales

of the activity in the principal boroughs is contained in these tables: COST OF NEW BUILDINGS PROJECTED.
 Manhattan
 1904.

 Bronx
 23,000,000

 Brooklyn
 39,000,000

 Queeus.
 8,000,000
 The amount of money loaned on real estate in Manhattan, Bronx and Brooklyn

statistical summary and comparison

estate in Mannattan, Bronx and Brooklyn was about \$750,000,000, as against about \$450,000.000 in 1904. If we were to examine the foregoing statistics in detail, we should find that the larger part of last year's activity was in the residence districts. This fact is evident especially in the classified statistics furnished by the Building Department. These are carried down only to December 18 of this year, while complete for 1904, but their showing would not be for 1904, but their showing would not materially altered by the addition of missing figures for the past fortnight.

Cost. \$2,674,500 4,297,500 43,607,750 70,285,000 4,365,000 5,185,000 10,358,100 17,699,575 5,061,750 9,736,800 REGOKLYN, 1905 ONLY Brick dwellings
Brick tenements
Brick stores and two families
Frame dwellings.
Frame tenements.
Frame tores, two families...

itores and dwellings Thurches. Office buildings. Schools...

panies and insurance corporations on real property in Manhattan and The Bronx since July 1 is only \$23,000,000, as against \$74,000,000 in the corresponding period of

whether the causes and motives which have brought about this contraction are of a temporary or of an enduring character. Private Sales.

last year. However, it remains to be seen

tween 136th and 137th streets, fronting 206 feet on the drive, 145 feet on 136th street and 100 feet on 137th street. RIVERSIDE DRIVE. -F. R. Wood & Co. have sold for Joseph Hamerschlag No. 338 Riverside Drive, a five story American basement dwelling, on lot 25x100, thirty-one feet south of 106th street.

on 101 20x102.2.

VERMILYEA AVENUE.—Maurice W. Halpin has sold for Arthur P. O'Brien to Frank A. Boland the plot, 100x200, at the northeast corner of Vermilyea avenue and Academy street. emy street.
THIRTY-EIGHTH STREET.—J Arthur
Fischer has sold for Harriet S. Reeve No.
209 West Thirty-eighth street, a four story
brownstone front dwelling, on lot 20x106.

2,976 \$11,200 225

current trading is more general than it has been in a long period of years, it is equally true that the bulk of it is concerned with low grade multi-family houses and with suburban lots.

To many people the boom in tenements appears to have reached unwarranted pro-

Under the circumstances the question

TWENTY-FIFTH STREET.—Henry M. Weill has sold to Adolph Altmann No. 158 to 162 West Twenty-fifth street, three four story dwellings on plot 55.6398.9, together with the abutting four story dwelling at No. 157 West Twenty-fourth street on lot 20.10398.9. RIVERSIDE DRIVE.—Arthur Greenbaum and Leo Salomon have sold for Klein & Jackson to Harry Matz, the block front on the east side of Riverside Drive, be-

14TH STREET.—Pocher & Co. have sold for Michael Walz to Morris F. Badt No. 228 West 114th street, a five story flat, on lot 25x100.11.

24.8X109.
TWENTY-EIGHTH STREET, -- William Gehringer has sold to Aaron Coleman No. 139
West Twenty-eighth street, a five story
triple tenenient, on lot 29.6x38x irregular.

SUPPER, FROM 10 P. M., \$1 Phone 4028 Gramercy. Freundlich have sold to Morris Buchsbaun the five story flat, with significant the five story flat, with six stores, on plo 30x100.8, at the northwest corner of Eighty eighth street and Amsterdam avenue.

eighth street and Amsterdam avenue.

SUFFOLK STREET. - Horace S. Ely & Co. have sold to Lowenfeld & Prager No. 93

Suffolk street, old buildings, on lot 25x100.

EIGHTY-SECOND STREET. - F. R. Wood & Co. have sold for Dr. J. Henschel No. 268

West Eighty-second street, a five story double flat, on lot 25x102.2:

LAEAVETTE STREET. Daniel R. Freedman. LAFAYETTE STREET.—Daniel B. Freedman has sold through Voorhees & Floyd Nos. 118, 120 and 122 Lafayette (Elm) street, three story buildings, on plot 75x about 30. The buyers are Fox Bros. & Co., dealers in railway supplies. They will occupy the ANAL STREET.—Daniel B. Freedman has bought from the Syms estate No. 255 Canal street, a feet west of Elim street, a five story building on lot 24.1872.

street, 3 feet west of Eim street, 3 ave story building on lot 24.1x72.
WOOSTER STREET. Julius Friend has sold for Samuel Hahn the six story mercantile building at Nos. 160 and 162 Wooster street, 47x75, 10 a Mr. Cabn.
RIVERSIDE DRIVE. — Slawson & Hobbs have sold for the Atlantic Realty Company the plot, 100x100, at the southeast corner of Riverside Drive and 119th street to Nathan Loverside Drive and 119th street to Nathan

ment house.

147TH STREET.—Lederer & Greenberg have sold to I. Musliner the five story flat on the north side of 147th street, 100 feet west of Seventh avenue, on lot 25x99.11.

139TH SRTEET.—The Lexington Avenue Company has sold to Clothilda Bendheim No. 221 West 139th street, a four story American basement dwelling, on lot ITWENTY SEVENTH 270.

on plot 50x98.9. FIFTY-SIXTH STREET.—The Rosehill Real-try Corporation has sold Nos. 324 and 326 East Fifty-sixth street, old buildings, on plot 44x100.5, to Lippmann & Eiseman, who will erect a six story flat.

25x99.11.
PEARL STREET. - Ella F. Woodford has sold No. 546 Pearl street, a five story mercantile building, on lot 25x100. It is leased by the New York Edison Company.
NINETY-E IGHTH STREET. - Isaac Cohen has reseld to A. C. Weingarten the lot 25x100.11 at No. 50 West Ninety-eighth street.

stores, on plot 50x75.

124TH STREET.—Adolf Miller has sold No. 146 West 124th street, a five story tenement, on lot 25x100.11.

MADISON AVENUE.—Adolf Miller has bought the southwest corner of Madison avenue and 107th street, a five story flat, with stores, on lot 28x106.

VORKVILLE.—Adolf Miller has bought the southwest corner of Madison avenue and 107th street, a five story flat, with stores, on lot 28x106. With stores, on 10t 20x106.

YORKVILLE.—Adolf Miller has sold No. 433 East Seventy-third street, a five story tenement, on lot 25x100; also No. 430 East Eighty-fifth street, a five story tenement, on lot 25x100; also bought No. 1404 Second avenue, a five story tenement, on lot 25x88.

on lot 25x93.11.

RUTGERS PLACE.—Julius Wiener and another have sold the six story tenement at the southeast corner of Rutgers place and Jefferson street. 25.4x90.

THIRD STREET.—Gross & Eisler have sold to Frank Feldman the three story buildings at Nos. 353 and 355 East Third street, 42x96.

Where Bables Go In Swimming

"The youngsters soon learn to swim. They can swim before they can walk.

"And to see these pretty brown babies swimming in the sea is well worth a 5,000 mile trip to Samoa."

"You will see this sight in Samoa. Samoan women believe sea baths benefit babies

From the Los Angeles Times.
"I shall spend the winter in Samoa," said a traveller. "It is always summer there,

and in that equable climate they bathe their

tre recently.